



Project: Yesler Community Center

Subject: PAT Meeting

Date: March 6, 2003, 5:00pm

Attendees:

Agenda:

1. Approval of Minutes from last meeting
2. Review of project development & design to date
3. CPTED Review Notes
4. Activity Rooms reconfiguration
5. Review of notes from Public Meeting
6. Next PAT Meeting, April 3 or April 10th?

1. Approval of minutes from last meeting:

2. Review of project development to date:

- Parks and SHA came to a decision mid-summer to revise project program- Housing no longer part of program given various site, zoning and architectural constraints (referred to three Mithun summary boards dated July 11, 2002- *Stacked Option, Side By Side Option, Stand Alone Option*).
- Project boundary significantly reduced- Parks and SHA currently finalizing property agreement: (3) existing housing structures along 10th to be demolished to make way for new community center; one story annex at NE corner of existing Yesler gym shall be demolished; existing Yesler gym and maintenance garage shall remain.
- SHA has replaced a portion of the housing that will be demolished as part of this project.
- Review of basic design parameters: program, environmental influences, possible future development of Broadway Corridor (i.e., *Blue-Ring*).
- Presentation of three early schematic design options
 - *Parking Below- South Play Area:*
 - Parking placed under proposed community center structure- access from either 10th or south end of building.
 - Parking below building allows for an outdoor activity/ play space that is approx. 40' x 180'.
 - Community center primarily oriented toward Yesler Way and to the south.

- Cost is significant issue- very early estimates for placing parking below structure are in the range of \$200,000- \$300,000 more than outdoor surface parking.
- Placing parking below structure will free up space for outdoor activity/ play area- at this time there is no guarantee that any adjacent space, including the existing ball field will be available to the community center for future activity use- all adjacent land is owned by SHA, which does not currently have plans for future redevelopment of Yesler Terrace.
- Concerns raised regarding security of below structure parking: safety; additional cost to monitor and maintain; possibility of charging nominal fee to deter illegal parking and unwanted activity.
- PAT generally in favor of Parks and design team further investigating feasibility of placing parking below structure in order to get more outdoor space.

3. CPTED Review Notes:

Conducted on February 19, 2003

By Sonja Richter 684-7717. sonja.richter@seattle.gov

At the public meeting last week Sonja Richter from the Community Crime Prevention Section of the Seattle Police Department reviewed the design drawings with the designers. The CPTED is a concept that integrates a natural approach to crime prevention and neighborhood planning. It works to prevent or reduce crime problems by introducing concerns about crime into the design and planning stages of the building projects. It promotes the effective use of space to enhance the quality of life while reducing fear and the opportunities for crime or nuisance behavior.

1. Need more bike racks. Relocate to a more visible "front" place.
2. The South terrace is too narrow, comfortable and indefensible. Suggests a screen or large gate that can close the space after hours. Police cannot monitor that large niche.
3. Too many trees in the terrace. Obscures visibility.
4. Trash receptacle needs a hard cover, and the whole unit needs to be lockable. Fire danger is high.
5. All seat walls need anti sleeping/skateboarding coins.
6. Windows along Yesler are problematic. Better if people cannot walk directly in front of glass. some landscape barrier ("thorny")
7. Would like to review the exterior lighting plan. Over lighting is a problem as much as under lighting. Use fixtures and sources that are not too institutional.
8. Sonja would appreciate meeting with the team at Mithun.

4. Activity Rooms reconfiguration:

Attached are two drawings at different scales showing the reconfigured computer room and activity spaces. The computer room is now 758sf with all 19 computers and a good size area for study. The existing computer room is approx. 800sf. The game and teen room have been combined as one and is now around 1000sf instead of 1400sf. We have reduced the size of the lounge, admin., and game/teen room to accommodate the expansion of the computer room.

The computer room now more closely reflects the size of the existing computer lab. Increasing the size of the computer lab any farther would require us to flip the existing teen/game room with the computer room. I don't think we would want to do this as the typical teen room needs to be around 1000sf.

5. Review of notes from Public Meeting on Feb. 19, 2003:

7:00 – 7:30: Drawing boards up for informal public review and question period.

7:30: Toby Ressler introduces project and provides overview of meeting:

- Introduces Project Design team
- Describes project history briefly- Parks' and SHA's involvement in project
- SHA to comment on replacement housing status
- Community Center scheduled to begin demolition July of 2003 and community center opening at end of 2004.

Paul Fitzgerald discusses replacement housing for (21) existing units that will be demolished to make way for the new Yesler Community Center:

- SHA has found (6) units nearby, relatively close to the Yesler Neighborhood. SHA will be purchasing this property. (15) additional units still need to be located. Size of units will be similar to those being replaced.

Roger Williams, Rich Franko and Tom Rooks presents design to date:

- Discusses general project goals- unchanged from previous presentation.
- Describes changes from last public meeting
 - Current parking strategy places 20 stalls in an open garage structure located beneath the gym. Parks intends to lock-up garage at night so that will be no public access. The remainder 16 stalls have been located to the south on a surface lot. Parking will be available for public using the new community center only.
 - Placing some of parking under the building affords project outdoor play area at south end of site.
 - Both entrances, at Yesler and at lower south side of building will be accessible. The accessible entry at the lower portion of site will be through garage to an elevator that will take public up to main level, near reception desk. The exterior ramping previously shown at back of site has been removed in lieu of this elevator.

Sustainable Design

- Community Center is required by City of Seattle to achieve a Silver rating based on LEED's (Leadership in Environmental and Energy Design) requirements.
- Gym designed to take advantage of natural daylight and natural ventilation.

Significant Issues Raised by Public:

- Concern that new community center will adversely impact parking conditions for Yesler Terrace residents
- Size of Computer room not adequate? Design team was shown existing Computer Lab in Neighborhood House- 18 computer stations exist.

6. Next PAT Meeting, April 3 or April 10th?